

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
AUGUST 12, 2020**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Community Services Director—excused
Paul Fulgham, Public Works Director
Shawn Warnke, City Manager
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:09 a.m. The meeting was held August 12, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the August 12, 2020 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—June 10, 2020

Motion by Director Fulgham to approve the minutes of June 10, 2020. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of Site Plan and Plat J for Archibald Estates – Parker McGarvey with Visionary Homes, Ben Johnston

Manager Warnke asked about the landscaping and what was decided for clear vision and fencing. Mr. McGarvey said it would create a funky lot, but the landscape plans restrict the height of fencing and any landscaping that will be there. That is all going to be maintained by the HOA for those active adult lots. Other restrictions like sheds would go back to the City code and prohibit anything from being in that side triangle. Mr. Johnston said I did not change it on the plat for the other lot. I do not think it will restrict anything this direction. It exceeds the sight distance requirements.

When asked about storm drain, Mr. Johnston explained where it would go. It is an 18-inch line feeding two streets. We used the same easement width that goes through the back of this lot and continues through there. This all feeds down and out—it is an extension of this easement. Manager Warnke said how about the extra dedication on the

plat? Mr. McGarvey said it is this strip through there that is shaded—a 33-foot right-of-way that goes to a 38-foot right-of-way. The Committee also discussed different notes and hatchings for the PUEs and MUEs, both in the private and public streets. Manager Warnke said I like them to be MUEs so the City has options if they have to be used one day. Mr. Johnston said these say PUE and MUE with 10 feet.

Mr. Johnston said the additional notes we put on the plat were for I and K that were in the light blue for notes 8 and 9. We went through all the ones that needed to be covered on the plat. The shaded areas are what are being dedicated to the City. There are public and private streets with MUEs in the notes. When asked about parking stall dimensions, Mr. McGarvey said they will all be in the next phase and will be to the City's standard. Manager Warnke said did you check all the easements on the title report and verify those? Mr. Johnston said I did, but will go through it all again to make sure.

Mr. Johnston said I just need to go over the distance and then I can send off the updated construction plans. I need to verify that. Once I know what it is to this garage, I can finish the elevations. Everything out here is staked for sewer and water, but I have not run these stubs down in. We are 10 feet from every sewer and water line. I do not want to stake all those unless I know that is how you guys want to do that. Check on the laterals I sent. Engineer Breinholt said your plans for the 1000 North area was the main thing you needed to update. I will not sign the plat until I have final construction drawings and escrow. Chairman Bench said before it can be recorded we need the water shares and the approved language for that agreement. Director Fulgham said the City would purchase the excess shares with that agreement. Bring them to the City and our notary can notarize them. I need the County plat showing where they are coming from and we will pay the \$100 fee for one certificate. When asked about escrow, Chairman Bench said it is an escrow at the bank in favor of Tremonton City. Have your bank fill out our form. With those things, we can throw it on next week's agenda for a final review and get the signatures. If everything is good, we will take it down there.

Mr. McGarvey said are we good on our end as far as the development agreement? Chairman Bench said it is just a matter of two engineers working out the construction drawings and a formal approval for next Wednesday. Mr. McGarvey asked about the County's timing to record. Chairman Bench said they are relatively fast and there will be some recording fees we will bill you for. When asked if they are ready to start selling, Mr. McGarvey said yes, last meeting we talked about the sub-phasing and our intent to pull permits. There will be two to three crews working on this whole thing. They will focus on getting this section done as far as curb, gutter, and asphalt, which should be the first week in October. As soon as hydrants are charged, they can submit for a permit. Chairman Bench said yes, as long as the plat is recorded. The review for permit depends on the workload, but I can do a slew of plans in a few days. Three to four permits a week is doable. Mr. McGarvey said as soon as this plat is recorded, they would pull the first townhome building and the first lot for some models. They will also pull several permits down here if we can get the plat recorded. Manager Warnke said

since you are making a few changes to the notes, I think the preference is to have it more generic rather than specific on the types of easements so if we ever need to lay secondary water or something else it is easier to do so. Should that be common area? Mr. Johnston said this is limited common area, but we can just call it common area? I do not want to add another hatch so I will leave it blank.

Mr. McGarvey said now that we have the bridge that connects all the different projects, would the next plat be different plats or one plat as isolated areas? Chairman Bench said it depends how you phase it and if you shadow the existing. Mr. Johnston said we would just have a description on one plat. That makes it cleaner when pulling the records. Mr. McGarvey asked about the process for approving a second plat. Chairman Bench said the Planning Commission has seen the whole thing, but a preliminary does expire after a year. The process is still the same and will not take as long. You would update and refresh it and be coming back here for the most part. The Committee further discussed the agreement they are working out with the canal company, which is still in the process.

b. Walk-ins: there were no walk-ins.

4. Comments/Reports: none.

5. Public comments: no public comments.

6. Adjournment:

Motion by Director Fulham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:05 a.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Development Review Committee Meeting held on the above referenced date. Minutes prepared by Jessica Tanner.

Dated this 30th day of September, 2020

Linsey Nessen, City Recorder

*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.